

Town of Ross 6th Cycle RHNA Appeal

ABAG Administrative Committee

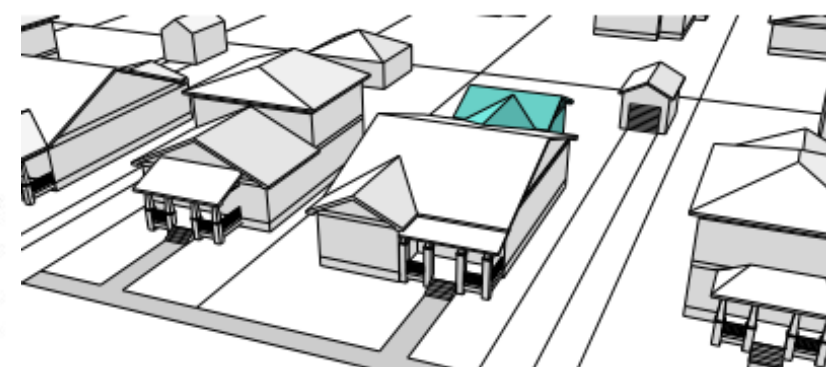
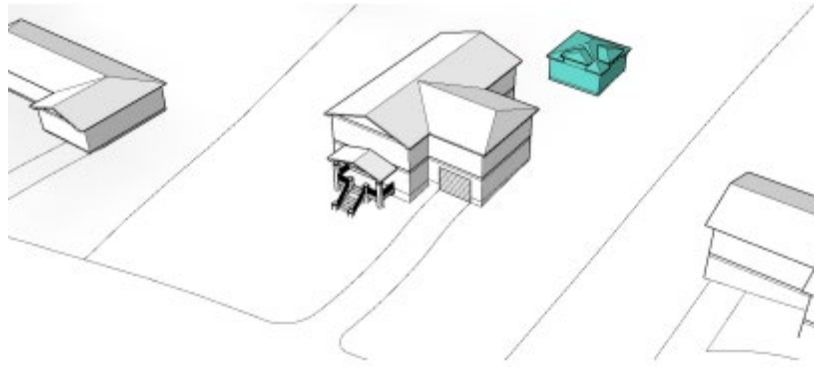
October 15, 2021

Patrick Streeter
Planning and Building Director



Unit Allocation in Past RHNA Cycles

	1999- 2006	2007- 2014	2015- 2022	2023- 2031
Town of Ross	21	27	18	111
Marin Total	6,515	4,882	2,298	14,405
Bay Area Region	230,743	214,500	187,990	441,176



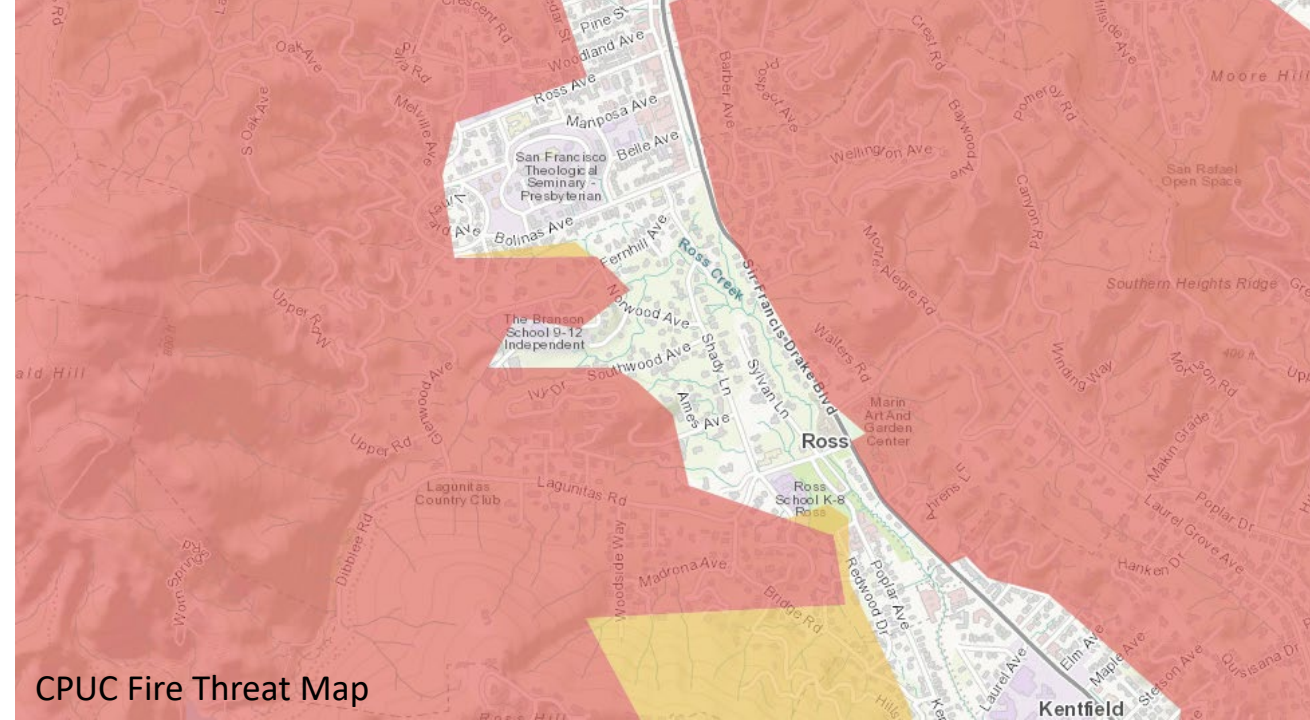
Ross Grounds for Appeal

- *A significant and unforeseen change in circumstances has occurred in the local jurisdiction or jurisdictions that merits a revision of the information submitted as part of the local jurisdiction survey.*
- *ABAG failed to adequately consider the information submitted as part of the local jurisdiction survey.*

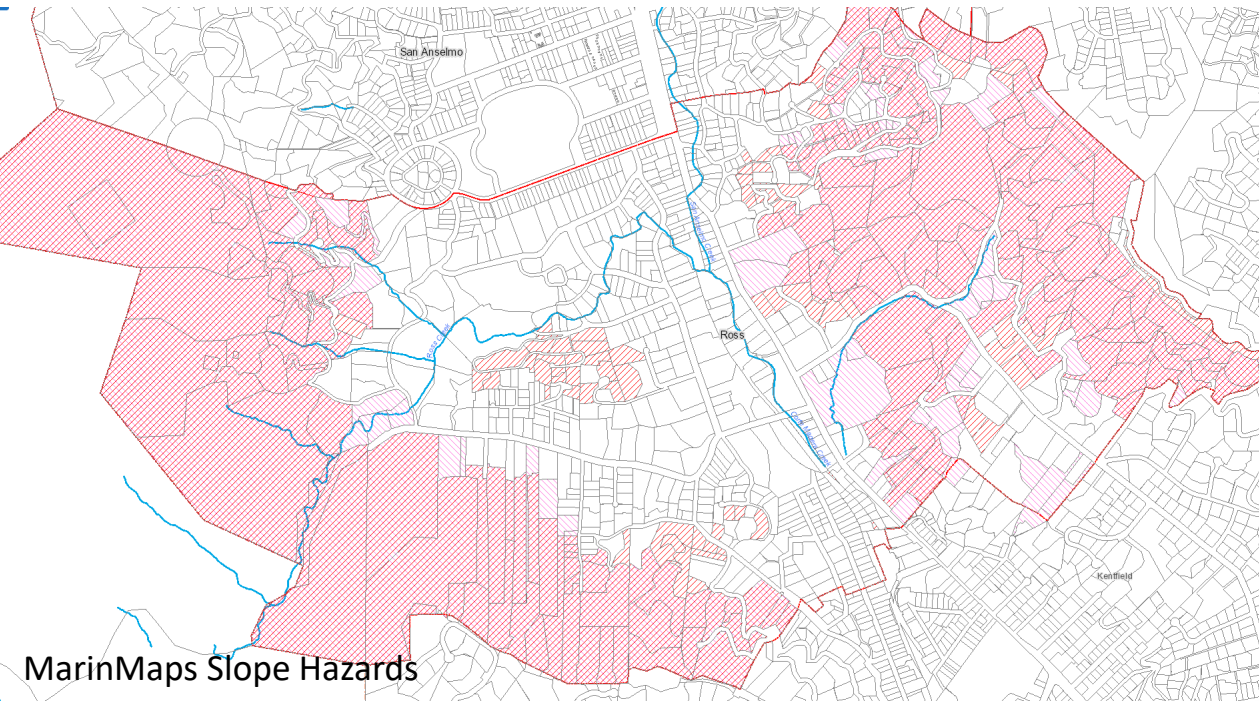
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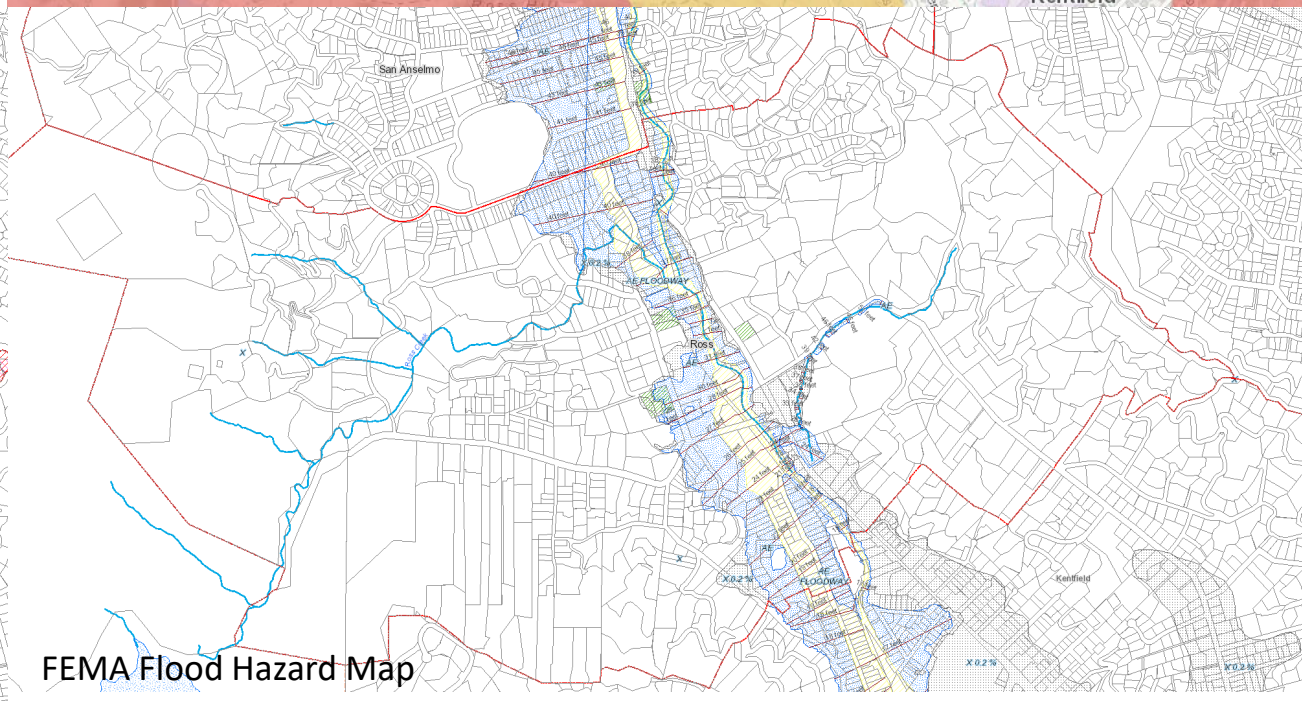
ABAG failed to adequately consider the information submitted as part of the local jurisdiction survey.



CPUC Fire Threat Map



MarinMaps Slope Hazards

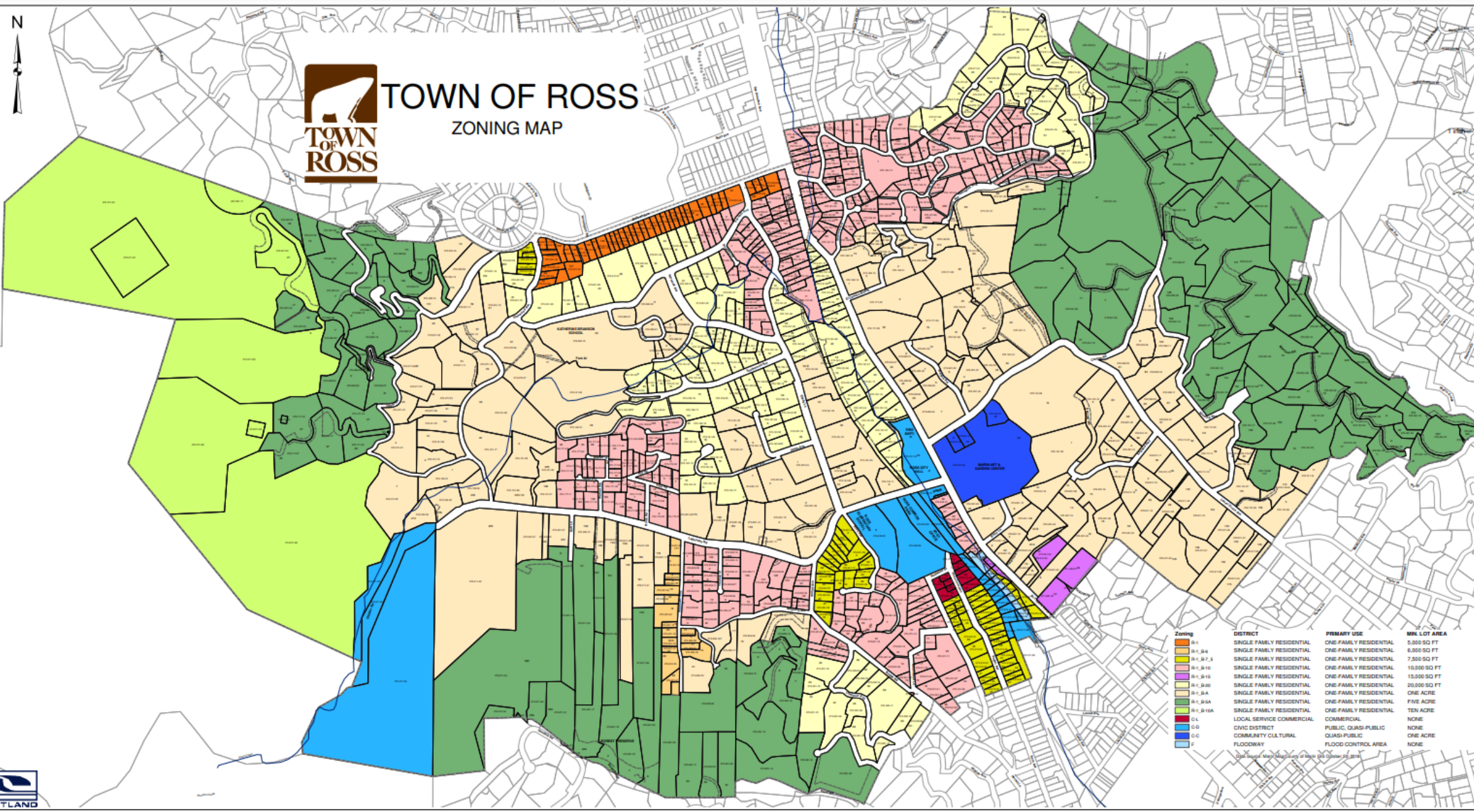


FEMA Flood Hazard Map



TOWN OF ROSS

ZONING MAP



Zoning	DISTRICT	PRIMARY USE	MIN. LOT AREA
RS-1	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	5,000 SQ FT
RS-1, S-A	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	6,000 SQ FT
RS-1, S-B, S	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	7,500 SQ FT
RS-1, S-B-10	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	10,000 SQ FT
RS-1, S-B-15	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	15,000 SQ FT
RS-1, S-B-20	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	20,000 SQ FT
RS-1, S-A	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	ONE ACRE
RS-1, S-A	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	FIVE ACRE
RS-1, S-10A	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	TEN ACRE
CS-1	LOCAL SERVICE COMMERCIAL	COMMERCIAL	NONE
CS-2	CIVIC DISTRICT	PUBLIC, QUASI-PUBLIC	NONE
CS-3	COMMUNITY CULTURAL	QUASI-PUBLIC	ONE ACRE
FD	FLOODWAY	FLOOD CONTROL AREA	NONE

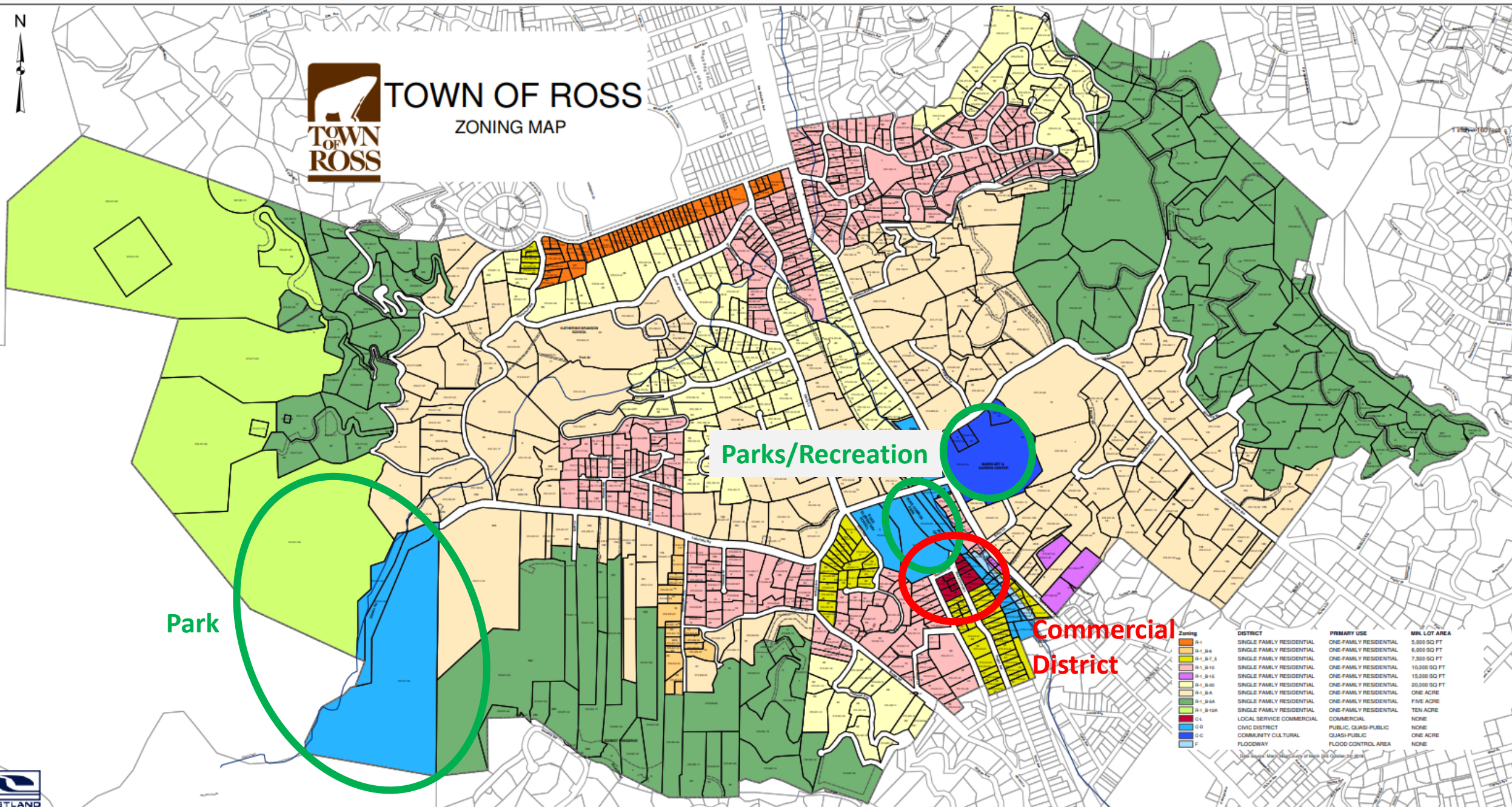
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TOWN OF ROSS

ZONING MAP



Parks/Recreation

Park

Commercial District

Zoning	DISTRICT	PRIMARY USE	MIN. LOT AREA
RS-1	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	5,000 SQ FT
RS-1.5A	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	6,000 SQ FT
RS-1.5B	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	7,500 SQ FT
RS-1.5C	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	10,000 SQ FT
RS-1.5D	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	15,000 SQ FT
RS-1.5E	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	20,000 SQ FT
RS-1.5F	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	ONE ACRE
RS-1.5G	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	FIVE ACRE
RS-1.5H	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	TEN ACRE
RS-1.5I	SINGLE FAMILY RESIDENTIAL	ONE-FAMILY RESIDENTIAL	NONE
RS-1.5J	LOCAL SERVICE COMMERCIAL	COMMERCIAL	NONE
RS-1.5K	CIVIC DISTRICT	PUBLIC, QUASI-PUBLIC	NONE
RS-1.5L	COMMUNITY CULTURAL	QUASI-PUBLIC	ONE ACRE
RS-1.5M	FLOODWAY	FLOOD CONTROL AREA	NONE

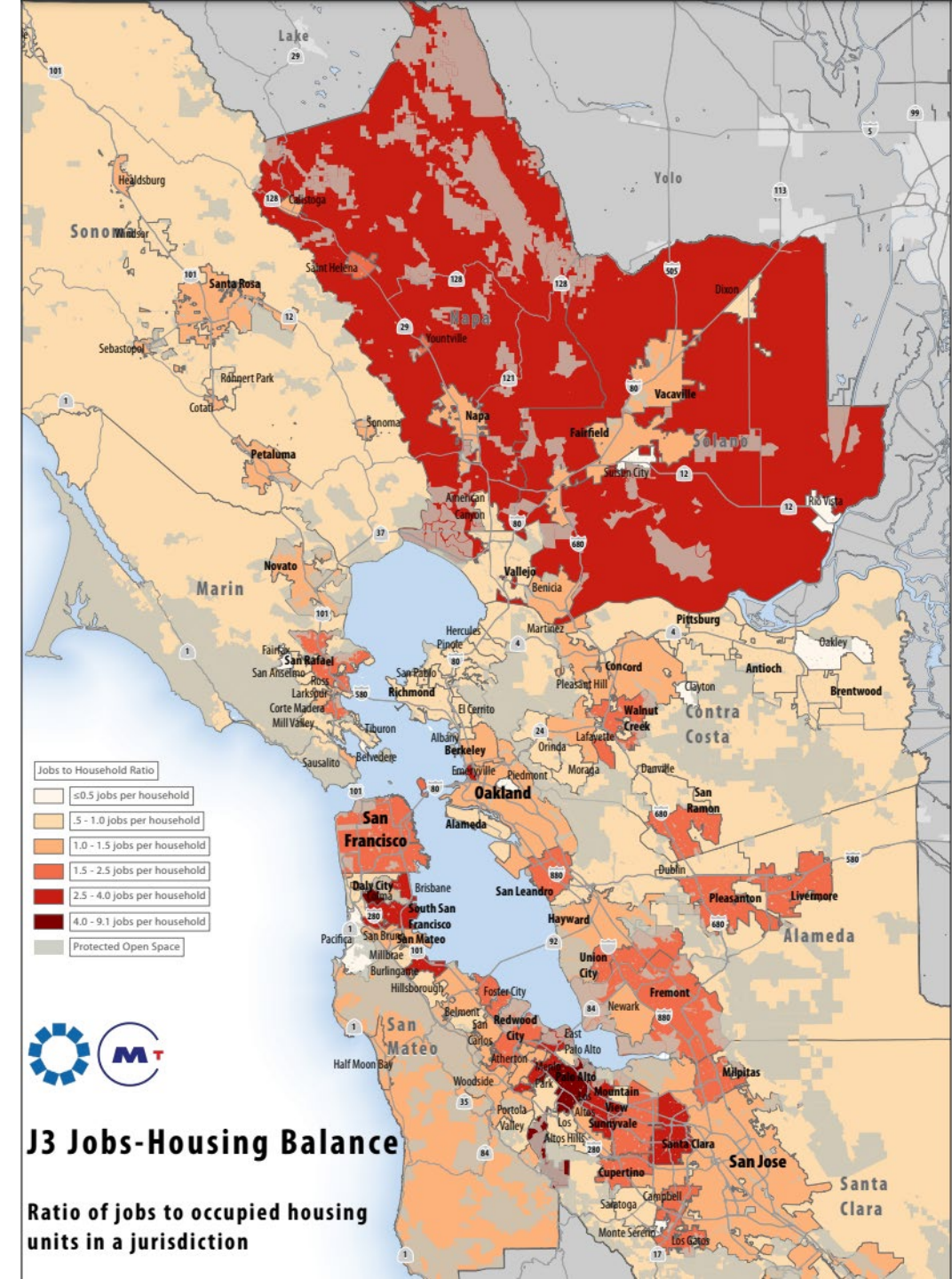


ABAG failed to adequately consider the information submitted as part of the local jurisdiction survey.

Plan Bay Area 2050 “— the Bay Area must also address its jobs-to-housing imbalance”

Approximate number of jobs in Ross: 360

Jobs-to-housing balance: 0.44



Ross respectfully requests a RHNA decrease of 59 units to bring the total allocation to 52

